Addendum 1

RFP No.: GBDA/PMU/TENDER/CR/31/2025-26, Dated 22.05.2026

NAME OF THE WORK: REQUEST FOR PROPOSAL (RFP) FOR SELECTION OF CONSULTANT FOR PREPARATION OF MASTER PLAN, DETAILED PROJECT REPORT AND PROJECT MANAGEMENT SERVICES FOR GREATER BENGALURU INTEGRATED TOWNSHIP (GBIT), BIDADI

The following amendments have been made in the uploaded Tender Documents is as follows:

S. No.	RFP Clause reference	Existing Provision	Revised/Additional Provision
1.	Section Information to Consultant, page 4	Last date for submitting proposals is 22.06.2026	Last date for submitting proposals is **10.07.2026**
2.	Section 3 Data Sheet - Information to Consultant Sl. No. 14	Consortium and Joint Venture are not permitted for this assignment.	**Consortium or Join venture of not more than two members shall be permitted.** In case of consortium or Joint Venture the annexure 1 of this addendum 1 is to be submitted by the bidder.
3.	5.3.1 Pre-Qualification Criteria	Legal Entity: The Bidder should be either • A company incorporated in India under the Indian Companies Act 1956 / 2013 and amendments thereof • A registered LLP under the Limited Liability Partnership Act 2008 and amendments thereof	**Legal Entity:** The Bidder should be either • A company incorporated in India under the Indian Companies Act 1956 / 2013 and amendments thereof • A registered LLP under the Limited Liability Partnership Act 2008 and amendments thereof • **A registered Partnership Firm under The Indian Partnership Act 1932 and amendments thereof** • **If the Bidder is a Partnership Firm, the bidder shall submit the copy of Partnership Registration Certificate**
4.	5.3.1 Pre-Qualification	1. The Bidder should have experience of undertaking	1. The Bidder should have experience of undertaking

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	Criteria 4. Firms Experience	Programme Management Consultancy/Project Management Consultancy for development of greenfield cities/township/area development Central/State Government or any government entity. The assignment must have been undertaken and completed within last 15 years as on as on date of notice inviting tender. The minimum area of such developments shall be at least 30 sq.kms. 2. The Bidder should have experience in the Master planning and design / DPR preparation for greenfield townships for central government or state government or any PSU The assignment must have been undertaken and completed within last 15 years as on as on date of notice inviting tender. The minimum area of such developments shall be 30 sq.kms or above.	Programme Management Consultancy/Project Management Consultancy for development of **greenfield or brownfield cities/township/area** development for Central/State Government or any government entity **or any private client within or outside India**. The assignment must have been undertaken and completed within last 15 years as on date of notice inviting tender. The minimum area of such developments shall be at least **15 sq.kms**. 2. The Bidder should have experience in the Master planning and design / DPR preparation for **greenfield/brownfield townships** for central government or state government or any PSU or any **private client within or outside India**. The assignment must have been undertaken and completed within last 15 years as on as on date of notice inviting tender. The minimum area of such developments shall be **15 sq.kms** or above.
5.	5.3.2 Technical Evaluation Criteria 1. Experience of the Bidder	1.2. Experience with Project Management Units/Project Management Consultancy Services for Greenfield Township Development: The Bidder should have experience of undertaking Programme Management Consultancy/Project Management Services for development of greenfield townships for central government or state government entity. The	1.2. Experience with Project Management Units/Project Management Consultancy Services for **Greenfield/Brownfield Township Development**: The Bidder should have experience of undertaking Programme Management Consultancy/Project Management Services for development of **greenfield/brownfield townships** for central

S. No.	RFP Clause reference	Existing Provision	Revised/Additional Provision
		assignment should have been undertaken and completed within last 15 years or at least 50% of the project has been completed in terms of physical execution or phase-wise development as on as on date of notice inviting tender. The minimum area of such developments shall be 30 sq.kms or above.	government or state government entity or any **private client within or outside India**. **The assignment should have been undertaken and completed within last 15 years as on as on date of notice inviting tender. The minimum area of such developments shall be 15 sq.kms or above**.
6.		1.3. Experience in Master Planning / Design for Greenfield Township or Brownfield Township or City Development The Bidder should have experience in the planning and design of greenfield/brownfield integrated/ industrial/ urban/ commercial townships. The assignment should have been undertaken and completed within last 15 years. The minimum area of such developments shall be 30 sq.kms or above.	1.3. Experience in Master Planning / Design for Greenfield Township or Brownfield Township or City Development The Bidder should have experience in the planning and design of greenfield/brownfield integrated/ industrial/ urban/ commercial townships. The assignment should have been undertaken and completed within last 15 years. The minimum area of such developments shall be **15 sq.kms or above**.
7.		1.4. Experience in Preparation of Detailed Project Reports (DPRs) for Integrated Township Development Projects: The Bidder should have demonstrable experience in the preparation of Detailed Project Reports (DPRs) for integrated township development projects of a similar nature, including large-scale integrated townships, area development projects, or industrial townships, undertaken within the last 15 (fifteen) years. Such assignments should involve multi-sectoral infrastructure planning and design, covering at least 3 components of roads and	1.4. Experience in Preparation of Detailed Project Reports (DPRs) for Integrated Township Development Projects: The Bidder should have demonstrable experience in the preparation of Detailed Project Reports (DPRs) for integrated township development projects of a similar nature, including large-scale integrated townships, area development projects, or industrial townships, undertaken within the last 15 (fifteen) years. Such assignments should involve multi-sectoral infrastructure planning and design, covering at least 3 components of roads and

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		transport networks, Residential layout, Industrial corridor, business and economic corridor water supply, sewerage, storm water drainage, power distribution, ICT, solid waste management, and social infrastructure planning. The assignment should have been undertaken and completed within last 15 years. The minimum area of such developments shall be 30 sq.kms or above.	transport networks, Residential layout, Industrial corridor, business and economic corridor water supply, sewerage, storm water drainage, power distribution, ICT, solid waste management, and social infrastructure planning. The assignment should have been undertaken and completed within last 15 years. The minimum area of such developments shall be **15 sq.kms or above**.
8.	5.3.1 Pre-Qualification Criteria 4. Firms Experience – supporting documents	The following documents issued by the client for the project / work should be submitted as proof of undertaking for the respective assignment Work Order/ Contract / Agreement along with Completion Certificate	The following documents issued by the client for the project / work should be submitted as proof of undertaking for the respective assignment Work Order/ Contract / Agreement along with Completion Certificate or Certificate from certified Charted Accountant/Statutory Auditor for the work undertaken.
9.	5.3.1 Pre-Qualification Criteria Note 1	The Technical Experience and Financial Turnover of the parent / subsidiary / associate entities of the Bidder shall not be considered for assessment of eligibility.	The experience of the parent/subsidiary/associate entities **shall be considered only if they are a member of the consortium or Joint Venture for this RFP.**
10.	5.3.1 Pre-Qualification Criteria Note 2	For Projects where the Bidder has worked as a consortium member, it will be considered only if the bidder is the lead member of that consortium. The Bidder shall furnish documents to substantiate the role of the firm in the project.	For Projects where the Bidder has worked as a consortium member, **the experience of the consortium members shall be considered**. The Bidder shall furnish requisite documents to substantiate the role of the firm in the project **for claiming the relevant experience.**
11.	5.3.1. Pre-Qualification Criteria 3. Average Annual Turnover	The Bidder should have an average annual turnover of at least INR 52 Crore (Rupees Fifty Two Crore only) in the last 05 (five) financial years.	The Bidder should have an average annual turnover of at least INR 52 Crore (Rupees Fifty Two Crore only) in the last 05 (five) financial years.

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			In case of Consortium, **the lead member shall have an average annual turnover of at least INR 52 Crore (Rupees FiftyTwo Crore only) in the last 05 (five) financial years.**
12.	5.3.1. Pre-Qualification Criteria 3. Average Annual Turnover	Certificate from Statutory Auditor / Independent Auditor showing the turnover of the company in any 05 (five) years from the date of notice inviting tender in the format at Section 3H	Certificate from **Statutory Auditor / CA** showing the turnover of the company in any 05 (five) years from the date of notice inviting tender in the format at Section 3H
13.	5.3.2. Technical Evaluation Criteria 2. Qualification and experience of Key Personnel – Note 2	Apart from Team Leader rest all the proposed key personnel shall be based at client's office.	The following key personnel shall be based at client's office. 1. Deputy Team Leader 2. Project Management Expert cum construction Manager 3. Urban and Planning Experts 4. Infrastructure Planner 5. Civil Engineer 6. Urban Transportation Expert 7. Finance Expert 8. Marketing Expert 9. Procurement Expert All other key personnel shall be available at the client's office on a need basis as directed by the client.
14.	Section 6. Terms of reference	1.2. The proposed area of the Bidadi GBIT (Greater Bengaluru Integrated Township), covers approximately 7481.21 acres, along with 2742 acres of Economic Corridors (Project).	The proposed area of the Bidadi GBIT (Greater Bengaluru Integrated Township), covers approximately 7481.21 acres. This excludes the water bodies within the project area. The extent of water bodies in the project area is approximately 1012 acres. (The total project area is approximately 8500 acres). The economic corridor comprising of 2742 acres has been planned by the Authority

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			which provides connectivity up to the proposed township project area. The Consultant shall prepare the master plan taking into consideration the impact of the economic corridor. Refer annexure 2 for the site map
15.	Section 7. Draft Contract for Consultant's Services III. SPECIAL CONDITIONS OF CONTRACT [2.3]	The Contract Period hereby granted as 3 months from the Commencement Date.	The Contract Period hereby granted as 12 months from the Commencement Date.
16.	Section 7. Draft Contract for Consultant's Services III. SPECIAL CONDITIONS OF CONTRACT [3.5(a)]	Subcontracting is not allowed	Subcontracting is allowed subject to the prior approval of the authority, however the work for key resources and major components of the scope of work shall not be sub-contracted.

Annexure 1

Power of Attorney for Lead Member of Consortium

(To be submitted on Stamp paper of relevant value)

Whereas the "Authority" has invited Bids from interested parties for the Selection of Consultant for Preparation of Master Plan, Detailed Project Report and Project Management Services for Greater Bengaluru Integrated Township (GBIT), Bidadi.

Whereas, _____ and _____ (collectively the "Consortium") being Members of the Consortium are interested in bidding for the Project[s] in accordance with the terms and conditions of RFP and other connected documents in respect of the Project, and

Whereas, it is necessary for the Members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's bid for the Project and its execution.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

We, M/s _____ having our registered office at _____ and M/s_____ having our registered office at _____ (the respective names and addresses of the registered office) (hereinafter collectively referred to as the "Principals") do hereby irrevocably designate, nominate, constitute, appoint and authorize M/s _____ having its registered office at _____, being one of the Members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the "Attorney").We hereby irrevocably authorise the Attorney (with power to sub-delegate) to conduct all business for and on behalf of the Consortium and any one of us during the bidding process and, in the event the Consortium is awarded the concession/contract, during the execution of the Project and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the pre-qualification of the Consortium and submission of its bid for the Project, including but not limited to signing and submission of all Bids, bids and other documents and writings, participate in bidders and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of bid[s] of the Consortium and generally to represent the Consortium in all its dealings with the Authority, and/ or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium's bid for the Project and/ or upon award thereof till the Concession Agreement is entered into with the Authority.

AND hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/ Consortium.

IN WITNESS WHEREOF WE THE PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF _____20___

For …… (Signature)

…… (Name & Title)

For …… (Signature)

…… (Name & Title)

(Executants)

(To be executed by all the Members of the Consortium)

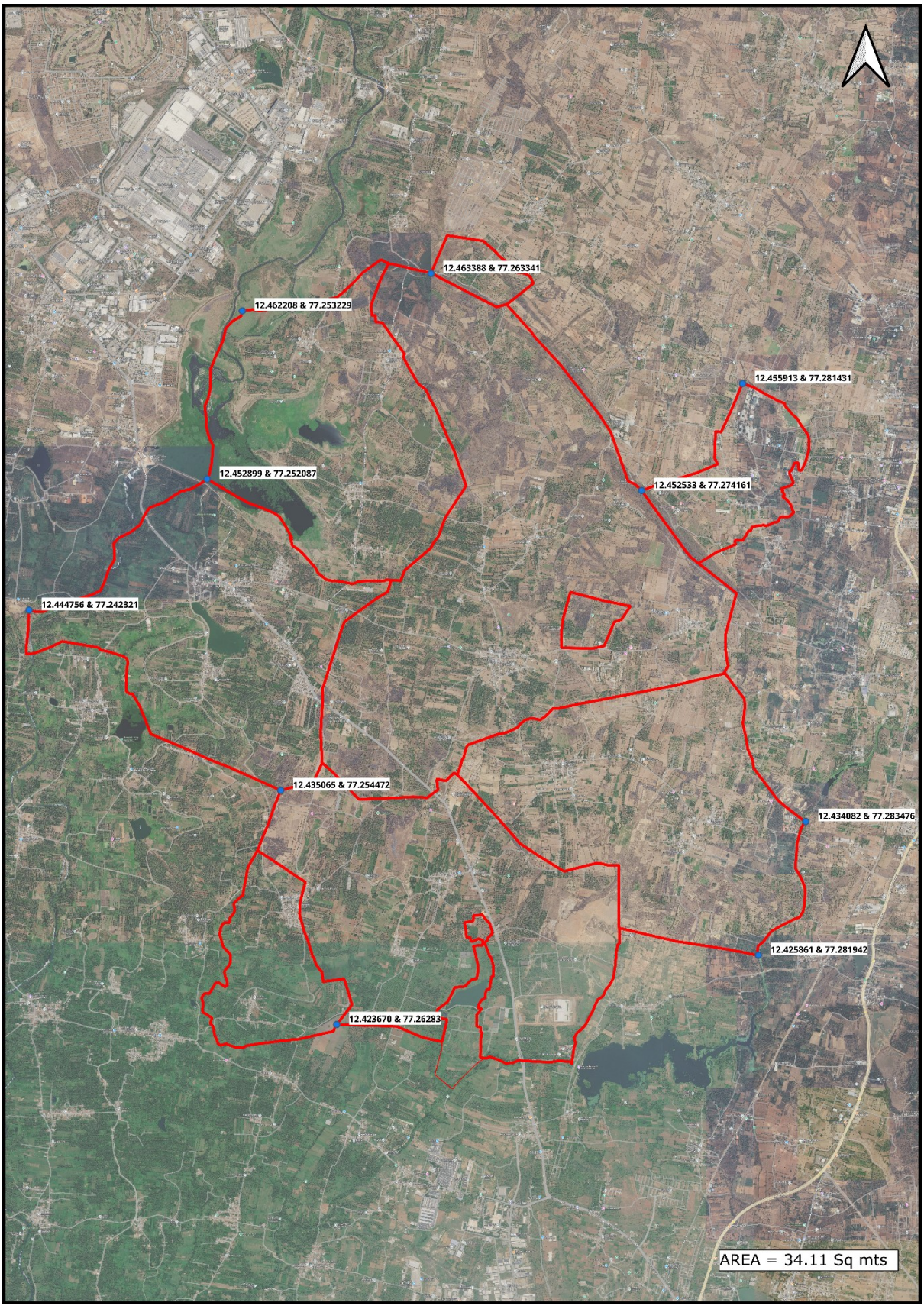
Witnesses:

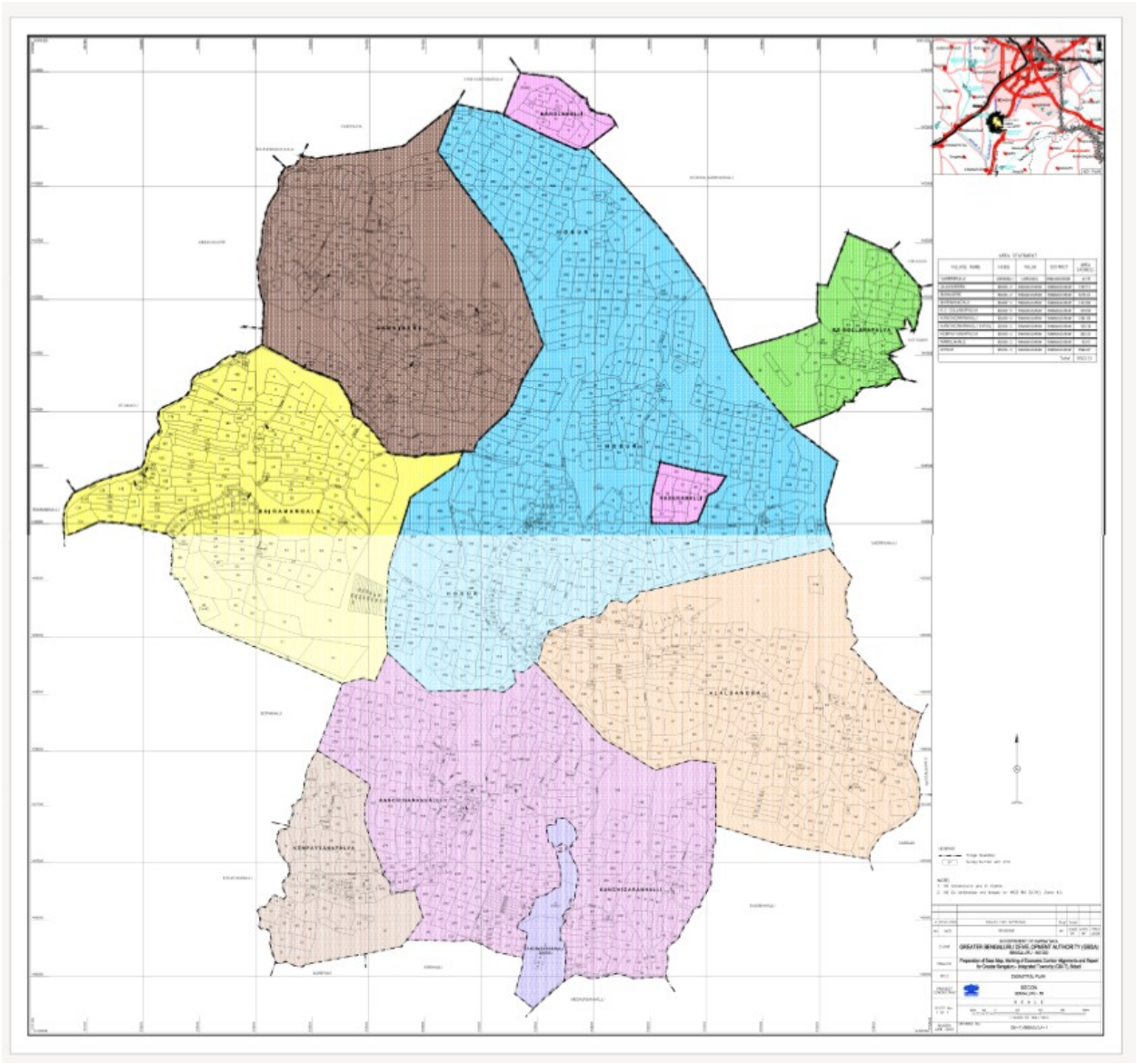
1. .....
2. .....

Notes:

- *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
- *Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a board or shareholders' resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.*
- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed The Hague Legislation Convention, 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Appostille certificate.*

Annexure 2
Proposed Site Area

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